

ORDINANCE 05-24

AN ORDINANCE TO AMEND THE ZONING ORDINANCE #04-09, OF THE TOWN OF NOLENSVILLE, TENNESSEE, TO REVISE SITE PLAN REVIEW REQUIREMENTS

WHEREAS, the Town of Nolensville enacted Zoning Ordinance 04-09 in 2004. Prior to the enactment of 04-09, the Town enacted Ordinance #98-22 in 1998 which amended the initial zoning ordinance of the Town of Nolensville. Subsequent amendments have been enacted prior to the enactment of Ordinance 04-09; and

WHEREAS, The Town of Nolensville Planning Commission met on August 11, 2005, and discussed a proposal to revise the site plan review requirements for changes of use in its zoning ordinance,

WHEREAS, the Town of Nolensville Planning Commission has reviewed a proposed amendment at the September 8, 2005 meeting and recommended such amendment to the Nolensville Board of Mayor and Aldermen,

WHEREAS, the Board of Mayor and Aldermen have conducted a public hearing on _____, 2005, thereon; and

WHEREAS, The Board of Mayor and Aldermen believe it is in the best interest of the citizens and residents of the Town to revise the Ordinance 04-09 as it relates to open space standards and criteria for Planned Unit Developments;

NOW, THEREFORE BE IT ORDAINED BY THE BOARD AND MAYOR AND ALDERMAN, that Zoning Ordinance 04-09 of the Town of Nolensville is amended by revising said ordinance as follows:

SECTION 1:

Appendix C Site Plan Review Section 1.4.0 is amended as follows:

Add a Section C. that reads:

- C. In cases where a change of use of an existing building or site is proposed that does not propose any alteration of the building or to the site, the applicant shall file a site plan short form application showing the following information:
 - 1. A location key map showing the tract and its relationship to adjoining tracts and the street system.
 - 2. North arrow and scale of drawing.
 - 3. Record owner of the property, type of business and owner of business (applicant).
 - 4. Location, dimensions, height and setback of all existing buildings along with square footages.

5. Information on type of business and number of employees.
6. Location and dimensions of any easements on the property.
7. Location and layout of vehicular entrances and parking areas.
8. Location of water and sewer services and means of fire protection.
9. A drawing showing how the existing landscaping on the site (photos may be submitted for support).

SECTION 2:

Appendix C Site Plan Review Section 1.5.0 is amended as follows:

After the following paragraph below, add a new paragraph shown in bold:

“A site plan as required by the type of development shall be filed as required according to a schedule adopted by the Town. The Town shall perform a preliminary review and provide recommendations for changes, if any, to the designer of record prior to the next regular planning commission meeting. Any changes shall be made prior to the planning commission meeting at which it is to be considered.”

The Town planning and codes staff shall have the authority to determine if the applicant substantially complies with the zoning regulations pertaining to parking, landscaping, performance standards or any other articles or appendices of the ordinance, and if staff determines that the applicant is in compliance it shall issue a building permit. If the staff determines that the change of use and/or the proposed building or site require any alterations or improvements to the building or site to comply with any section of the zoning ordinance, then the applicant must submit a complete Site Plan for review under the requirements of Appendix C Section 1.4.0 A. or B., whichever is applicable.

SECTION 3:

The provisions contained herein shall be incorporated in the zoning ordinance #04-09, as amended, which ordinance shall now be designated as ordinance #04-09. The adoption of this ordinance is the adoption of the entire zoning ordinance as modified and amended by this ordinance and the Zoning Ordinance shall hereinafter be referred to as ordinance #04-09.

SECTION 4:

The Mayor and Board of Aldermen of the Town of Nolensville, Tennessee, hereby certify that these amendments have been submitted by the Planning Commission of the Town of Nolensville, and a notice of hearing thereof has been ordered has been ordered of the time and place of said meeting has been published in a newspaper circulated in the Town of Nolensville, Tennessee. This Ordinance shall take effect immediately from the date of its final passage, the public welfare demanding it.

Charles F. Knapper, Mayor

Attest: _____
Town Recorder

Approved by: _____
Town Attorney

Passed 1st Reading: _____

Passed 2nd Reading: _____

Public Hearing: _____